

Design Professional Review Comments

Date: 5 November 2019

To: Nick Ross
Planning and Development Services
City of Tucson
201 N. Stone Avenue
Tucson, AZ 85701

From: R. Fe Tom, AIA, Design Professional

Project: **Case # IID-19-01**
Project Name: Opus/4th Ave Mixed Use
Address: 213 N 4th Ave
Parcel #: 117-06-078A
Related Activity Number: # T19SA00242

Re: Design Professional Preliminary Review for PAD Design Guidelines for Case # IID-19-01

The purpose of this review is to provide a Professional Design Review for the revised documents prepared for the Design Review Committee on November 5, 2019 for Design Guidelines per the PAD document dated April 17, 2018 and Minor Amendment Request for Partners on 4th PAD-33 dated July 9, 2019.

The project is Infill District Case # IID-19-01: 213 N 4th Ave, dated 5/29/2019 with related permit T19SA00242 & DP19-0125.

The Applicant has revised the documents to include the following:

1. Addition of shade canopy at 4th Ave exterior amenity deck and the rear garden amenity deck.
2. The applicant has included a solar analysis.
3. Further materials articulation/identification at elevations has been defined.
4. Development of Steven Street Facade.
 - a. Vertical column reliefs, wall base cap and horizontal relief have been updated.
 - b. Additional windows with shade canopies have been provided.
 - c. Large artwork mural space has been provided.
 - d. Additional landscape along sidewalk.
5. Bollards added along pedestrian pathways beside O'Malley's parking lot.
6. Addition of public drinking fountain along pedestrian path near retail.
7. Shielded directional lighting at parking lot.
8. Updated parking calculation per Amendments to the PAD.
9. Shade awnings have been provided at stair tower glazing along west facade.
10. Base detail added at storefront at 4th Ave facade.

Design Guidelines for PAD-33		
Review for Design Guidelines in PAD document submitted to Mayor and Council March 15, 2018 and revised for approval on April 17, 2018.		
SECTION	OBSERVATION	COMMENTS
Part III - PAD PROPOSAL		
1. PLANNING CONSIDERATIONS	<ul style="list-style-type: none"> Project is provided as single parcel with four sections each having their own specific development standard as in indicated in Exhibit 9 and Part III Section 3. 	<ul style="list-style-type: none"> Complies per Exhibit 9 in Part III Section 3 of PAD document. New development shall comply with continued use and operation conditions outlined in the PAD document.
2. PAD PERMITTED USES		
A. PAD Permitted Uses:		
A minimum of 4 storefronts at less than equal to 1,000sf shall be provided as part of the PAD.	<ul style="list-style-type: none"> 4 suite (A-D) storefronts along 4th Avenue have been provided. 	<ul style="list-style-type: none"> Complies
List of permitted uses	<ul style="list-style-type: none"> Project provides space for retail use group/commercial services group and Residential Multifamily Use Group. 	<ul style="list-style-type: none"> Complies Permitted uses shall comply with use specific standards for specific use.
B. PAD Excluded Uses	<ul style="list-style-type: none"> Commercial uses shall adhere to the excluded land uses. 	<ul style="list-style-type: none"> Complies, given exclusion of the outlined uses.
3. DEVELOPMENT STANDARDS		
A. Building Placement and Setback Requirements		

<p><u>SECTION A - Building Placement Standards</u> Build to line & setback per table. 1. For conceptual building location in Section A see Exhibit 9: PAD Concept Plan. 2. The new building facade(s) along Stevens Avenue must be built as close to the existing facade location as possible. See Part III, Section 12.B on page 39 for building articulation standards.</p>	<ul style="list-style-type: none"> • Allowable 0' setbacks on all. Proposed building has setbacks provided in the range of 0'-15'. • Replicated building facade along Stevens Avenue has been incorporated into new building. 	<ul style="list-style-type: none"> • Complies
<p><u>SECTION B,C,D - Building Placement Standards</u> Build to line & setback per table. 1. For specific dimensional layout requirements of Sections B, C and D see Exhibit 9: PAD Concept Plan. 2. Setback along Fourth Avenue to be 0 Ft. or prevailing historic setback</p>	<ul style="list-style-type: none"> • Allowable 0' setback alongside and rear, 0' or prevailing setback along street side. Proposed building has setbacks provided in the range from 0'-36'. • Setback along Fourth Avenue is 0'. 	<ul style="list-style-type: none"> • Complies
<p><u>SECTION A Building Height Standards</u> Maximum Building Height (1, 2) 160 Ft. Max 110 Ft. Min*</p>	<ul style="list-style-type: none"> • Tallest portion of building identified at 140'-0". 	<ul style="list-style-type: none"> • Complies

<p><u>Floor Uses:</u> <u>Ground Floor</u> Commercial Services and Retail Trade Uses that encourage street level activity are preferred, but office or residential uses may be used if Commercial Services and Retail Trade Uses are not supported by market demand and contingent on new development meeting all other requirements of this table. Parking Use is also allowed. <u>Upper Floors</u> Residential or Commercial Services, only.</p>	<ul style="list-style-type: none"> • Commercial Services in accordance with the PAD permitted used have been provided at the first floor. These include a lobby/offices have been provided at the southeast corner of the first floor and a parking garage has been provided. • Upper floors identified as residential units. 	<ul style="list-style-type: none"> • Complies
<p><u>SECTION B</u> <u>Building Height Standards</u> Mid-Rise Building Height (1, 2) 110 Ft. Max 80 Ft. Min*</p>	<ul style="list-style-type: none"> • Mid-rise section B identified at 101'-4". 	<ul style="list-style-type: none"> • Complies
<p><u>Floor Uses:</u> <u>Ground Floor</u> Commercial Services, Retail Trade Uses that encourage street level activity, as well as Parking Uses. <u>Upper Floors</u> Residential or Commercial Services</p>	<ul style="list-style-type: none"> • Commercial Services in accordance with the PAD permitted used have been provided at the first floor. Use includes a Parking garage. • Upper floors identified as residential units. 	<ul style="list-style-type: none"> • Complies
<p><u>SECTION C</u> <u>Building Height Standards</u> Mid-Rise Building Height (1, 2) 50 Ft. Max</p>	<ul style="list-style-type: none"> • Mid-rise section C identified at 33'-8". 	<ul style="list-style-type: none"> • Complies

<p><u>Floor Uses</u> <u>Ground Floor</u> Commercial Services, Retail Trade Uses that encourage street level activity, as well as Parking Uses. <u>Upper Floors</u> Residential or Commercial Services</p>	<ul style="list-style-type: none"> • Commercial Services in accordance with the PAD permitted used have been provided at the first floor. Use includes a Parking garage and commercial services/retail. • Upper floors identified as residential units. 	<ul style="list-style-type: none"> • Complies
<p>SECTION D <u>Building Height Standards</u> Building Height (1, 2) 30 Ft. Max</p>	<ul style="list-style-type: none"> • Building height identified as 33'-8" at southeast circulation corridor and retail section appear to be at about 25'-0". • PAD "specific requirements" for this section determines that "height is measured from design grade to the average of the roof height; parapet not included." 	<ul style="list-style-type: none"> • Complies. • Although a portion of the building is above the maximum height, the average roof height is within requirements.
<p>FLOOR USES <u>Ground Floor</u> Commercial Services and Retail Trade Uses that encourage street level activity. <u>Upper Floor</u> Commercial Services</p>	<ul style="list-style-type: none"> • Spaces along 4th Avenue have been identified within the documentation as being Commercial/Retail. Four street frontage spaces shall be used in accordance this section. • Upper Floor uses includes residential use group amenities. 	<ul style="list-style-type: none"> • Complies
<p>C. LOT COVERAGE, OPEN SPACE</p>		
<p><u>Lot Coverage</u> Maximum Lot Coverage Allowed (1) 100%</p>	<ul style="list-style-type: none"> • Maximum lot coverage provided. 	<ul style="list-style-type: none"> • Complies
<p><u>Open Space</u> Total Open Space (2, 3, 4, 5): 10% min of total PAD area: 73,200 Sq. Ft. x 0.1 = 7,320 Sq. Ft. Multi-Unit Dwellings: 30 Sq. Ft. per DU Minimum Landscape: Area 50% of total PAD Open Space: 7,320 Sq. Ft. x 0.5 = 3,660 Sq. Ft.</p>	<ul style="list-style-type: none"> • Open space calculations has not been provided. 	<ul style="list-style-type: none"> • Submittal shall identify open space calculations in accordance with this section.
<p>D. VEHICLE PARKING AND BICYCLE FACILITES</p>		

<p><u>1. Vehicle Parking</u> Number of Required Spaces (1,2): Off-street Residential = min 1 space per dwelling unit Non-residential = min 35 spaces</p>	<ul style="list-style-type: none"> • Per revised requirements outlined in the “Minor Amendments request letter for Partners on Fourth PAD-33” dated July 9, 2019, 1 space per unit to 0.7 space per residential unit shall be provided. • Revised Parking Calculations provided: <ul style="list-style-type: none"> Residential spaces: <ul style="list-style-type: none"> ○ required: 226 ○ provided: 226 Non-Residential spaces: <ul style="list-style-type: none"> ○ required: 35 ○ provided: 32 	<ul style="list-style-type: none"> • Complies • Provide parking correction per DP comments.
<p><u>2. Parking Requirement Reductions</u></p>	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A
<p><u>3. Location of Vehicle Parking</u></p>	<ul style="list-style-type: none"> a. Street and side setback for parking provided at 0’. b. Parking provided onsite within a structure. c. Parking provided within development. 	<ul style="list-style-type: none"> • Complies
<p><u>4. Screening of Vehicle Parking</u> Provide Screening per PAD section G.3. Screening Standards</p>	<ul style="list-style-type: none"> • Parking is provided below grade and at ground level screened behind a parking structure walls. The parking structure screen appears to provide partial visibility. 	<ul style="list-style-type: none"> • Complies
<p><u>5. Ride-Sharing and Vehicle-sharing</u></p>	<ul style="list-style-type: none"> • Drop-off located and 8th Street. 	<ul style="list-style-type: none"> • Complies • Provide signage as required.
<p><u>6. Parking Access</u> Parking Access: 1 Egress and 1 Ingress Access location allowed per Primary Street. 1. Access will be allowed to and from Stevens Avenue. (amended per Minor Amendments 7/9/19)</p> <ul style="list-style-type: none"> • Ingress from Herbert Avenue into Section A Parking Garage. • Egress from Section A Parking Garage onto Herbert Ave. • Ingress from PAD easement into section 	<ul style="list-style-type: none"> • Ingress/Egress have been provided from Steven Ave. • Ingress/egress to Section A, have been provided from Herbert Ave • Ingress/egress to Section B, have been provided from PAD easement. 	<ul style="list-style-type: none"> • Complies

<p>B Garage. • Egress from Section B Garage onto PAD Easement.</p>		
<p><u>7. Bicycle Facilities</u></p>	<ul style="list-style-type: none"> • Short term residential - provided: 75, required: 75 • Short term commercial - provided: 8, required: 2 • Long term residential - provided 374, required: 374 • Long term commercial - provided 2, required: 2 	<ul style="list-style-type: none"> • Complies
<p>E. PEDESTRIAN ACCESS, CIRCULATION & STANDARDS</p>		
<p><u>1. Pedestrian Access and Circulation</u> Provide per Exhibit 9: PAD Concept Drawing. **Minor Amendments to the Concept drawing accepted</p>	<ul style="list-style-type: none"> • Plan is consistent with pedestrian activity depicted in Exhibit 9 along with accepted amendments. 	<ul style="list-style-type: none"> • Complies
<p><u>2. Pedestrian Standards</u></p>	<p>b. Main entrance locations for retail storefront and residential lobby both located off of sidewalk along street. c. 8' clear passage for main entrance provided. d. Existing sidewalks have been maintained. e. Sidewalks not provided within parking structure. f. Where there are new sidewalks, they are separated from vehicle/bicycle travel lanes. g. Sidewalks widened to accommodate pedestrian activity. h. Pedestrian seating appears to be located along 4th Avenue. Owner/operator shall comply with requirements of this section.</p>	<ul style="list-style-type: none"> • Complies
<p>F. SIGNAGE & WAYFINDING</p>	<ul style="list-style-type: none"> • Project shall comply with requirements outlined within this section and shall conform to the City of Tucson Sign Code. • Signage has been indicated at each retail storefront along 4th Avenue. 	<ul style="list-style-type: none"> • Complies, given compliance with Tucson Sign Code.
<p>G. LANDSCAPE & SCREENING</p>		
<p><u>1. Landscape Standards</u></p>		<ul style="list-style-type: none"> • Submit for Landscape review.

<p><u>2. Screening Standards</u></p>	<ul style="list-style-type: none"> • Parking structure in appropriately screened by perimeter block wall. Parking is not visible from the adjoining street level. 	<ul style="list-style-type: none"> • Complies
<p><u>3. Screening of Vehicle Parking</u></p>	<ul style="list-style-type: none"> • Parking structure in appropriately screened by perimeter block wall. Parking is not visible from the adjoining street level. 	<ul style="list-style-type: none"> • Complies
<p><u>4. Post Development Transportation Circulation</u></p>		
<p>A. Traffic Study</p>	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Project shall comply with requirements for Traffic Impact Analysis as outlined in this section.
<p>B. Vehicular Access</p>	<ul style="list-style-type: none"> • As outlined in the PAD: <ul style="list-style-type: none"> ○ Ingress/egress provided to and from Herbert and 8th street. ○ Ingress/egress provided to and from Parking lot and Steven Ave. ○ Stevens Ave is maintained as a one-way street. ○ Ingress/egress to and from Parking lot to 8th street has been eliminated per "Minor Amendments to the PAD" (7/9/19). ○ Ingress/egress to and from 4th Ave. 	<ul style="list-style-type: none"> • Complies
<p>C. Vehicular Circulation</p>	<ul style="list-style-type: none"> • Per PAD through access from Herbert Ave to Stevens Ave has been eliminated. • Ingress/egress points are perpendicular to street. • Per PAD, one source of egress/ingress provided at each major street. • PAAL provided. 	<ul style="list-style-type: none"> • Complies
<p>D. Current and Future Rights-of-way</p>	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A
<p>E. Public Transit - Modern Street Car Impacts</p>		<ul style="list-style-type: none"> • Project shall comply with requirements should pavements cuts be required.
<p>F. Bicycles</p>		<ul style="list-style-type: none"> • During construction, project shall minimize disruption to surrounding bike paths: 4th Ave, Stevens Ave. and Iron Horse Bike Way to the south.
<p><u>5. Off-Street Loading</u></p>		<ul style="list-style-type: none"> • Project shall comply with UDC Section 7.5 and shall be reviewed by PDSD.

<p><u>6. Post Development Hydrology</u></p>		<ul style="list-style-type: none"> • Project shall comply with requirements as outlined in this section.
<p><u>7. Views</u></p>		<ul style="list-style-type: none"> • Complies
<p><u>8. Solid Waste/Recycle</u></p>		<ul style="list-style-type: none"> • Project shall be submitted for review to Environment Services.
<p><u>9. Approach to National Register Warehouse Historic District & 4th Ave Streetscape</u></p>		
<p>A. Warehouse Building Demolition</p>	<ul style="list-style-type: none"> • Building demolition approved by COT given provided documentation. 	<ul style="list-style-type: none"> • Project shall comply with requirements outlined in this section.
<p>B. Historically Sensitive Design</p>	<ul style="list-style-type: none"> • Stevens Ave Historic Facade: PAD requires facade to be designed in duplicate form, relief and materials, elements and fenestration in the same location as existing facade. • New Stevens Ave Facade appears to be built in the same location. Column reliefs, wall base detail and cap, horizontal wall details have been updated to echo the historic facade. New windows added for additional visibility and designed to appear similar to historic facade. Additional "historic" lighting added. Shade awning and landscaping added. Addition of Stevens Ave mural/artwork. • Fourth Ave Facade: Base detail has been added to storefront facade. Facade appears to be in keeping with historic streetscape, planning infrastructure building stock - context, proportions and scale - building and paving materials, lighting, street furniture, signage, and vegetation. 	<ul style="list-style-type: none"> • Complies <ul style="list-style-type: none"> ○ Project shall submit for required reviews by the Tucson-Pima County Historical Commission, as outlined within this section.
<p><u>10. Noise Mitigation</u> Balconies will not be allowed below the fourth floor of the buildings in this section on the east façade(s) as indicated on Exhibit 9: PAD Concept Plan. B) If outdoor rooftop areas and balconies are developed as open space for the residential project(s), the rooftop is to close at 10:00 PM.</p>	<ul style="list-style-type: none"> • Balconies have not been located below the 4th floor. • Per PAD rooftop area (exterior amenity deck located on 3rd floor along east wing of building) and balconies shall close at 10:00pm. 	<ul style="list-style-type: none"> • Complies • Provide Noise Mitigation plan per this section.

<p>C) Per Part III, Section 11 the IID DRC may require a noise mitigation plan to ensure the proposal does not substantially increase noise above current ambient noise levels.</p>		
<p><u>11.Design Review Process</u></p>		<ul style="list-style-type: none"> • Project shall comply with outlined process and requirements outlined in this section.
<p><u>11. Interpretations and Amendments</u></p>		<ul style="list-style-type: none"> • Project shall comply with outlined process and requirements outlined in this section.
<p><u>12. Design Standards</u></p>		
<p>A. Building Articulation - General</p>	<ol style="list-style-type: none"> 1. Project provides scale-defining architectural elements/details at 1st floor facades: Base detail at 4th Ave facade, scalable brick, block/glass block at garage, various murals. 2. Ground level front doors identified through landscape/hardscape, identified lighting and signage. 3. Various materials providing architectural detail have been provided at various facades. 	<ul style="list-style-type: none"> • Complies
<p>B. Building Articulation - Section A</p>	<ol style="list-style-type: none"> 1. East building facade of Mid-Rise Section B has been further developed. Varying materials break up the facade spans. 2. Provide one step-back or a pop out to a minimum of 8 ft. in depth is required (at minimum) per 60 Ft. length of façade at Section A, east and south and west facades per PAD. 3. Balconies have not be provided below the 4th floor. • 4. Stevens Ave Historic Facade: New Stevens Ave Facade appears to be built in the same location. Column reliefs, wall base detail and cap, horizontal wall details have been updated to echo the historic facade. New windows added for additional visibility and designed to appear similar to historic facade. Additional "historic" lighting added. Shade awning and landscaping added. Addition of Stevens Ave mural/artwork. 	<ul style="list-style-type: none"> • Complies
<p>C. Building Articulation - Section D East Building Facade</p>	<ol style="list-style-type: none"> 1. Windows provided at 50% or more of building facade. 2. Architectural detail, material definition provide at Section D facade. 3. Front doors identifiable with storefront facade 	<ul style="list-style-type: none"> • Complies

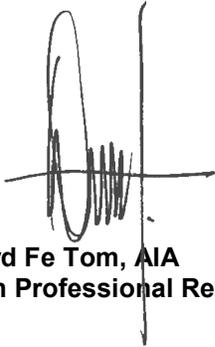
	<p>and signage. Single door entry provided to each retail space with appearance of variation in hardscape at each entry. Landscape provide at public pedestrian pathways</p> <p>4. Provide safe, secure, universally accessible doors.</p> <p>5. Awning provided along storefronts.</p> <p>6. Storefronts integrated with landscape and hardscape at entries. Project provides variation in hardscape at entrances and landscape accents.</p>	
D. Building Materials - General	<p>1. Varying materials which are present within the neighborhood have been incorporated.</p> <p>2. Material combinations and detailing relating to the scale of the pedestrian experience have been incorporated.</p> <p>3. Provide methods to reduce reflection and glare.</p>	<ul style="list-style-type: none"> • Complies
E. Building Materials - Section D East Building Facade	<p>1. Variation of material texture provided at lower floor street facades: brick, CMU, glazing, metal panel and color lens glass.</p> <p>2. Section D facade constructed of high quality materials as specified in PAD.</p>	<ul style="list-style-type: none"> • Complies
F. Pedestrian-Oriented Streetscape Design Standards	<p>1. Streetscape appears to integrate architectural features common along 4th Ave.</p> <p>2., 3., 4. Streetscape/planting shall comply with UDC technical Manual and Streetscape Design Manual/TDOT per this section.</p> <p>5. Landscaping provided at perimeter of property. Pedestrian activity and visibility to and from parking areas provided encouraging "eyes on the street". Project does not alter existing pathways providing connectivity to nearby major land uses. Project appears to be accessible. Streetscape has been improved with planting and trees. Awnings have been provided along building providing shade along pedestrian paths.</p>	<ul style="list-style-type: none"> • Complies • Project shall comply with requirements outlined in this section
G. Shade	<ul style="list-style-type: none"> • Project appears to provide adequate shade, however shade calculation has not been provided. 	<ul style="list-style-type: none"> • Provide shade calculation as outlined per the PAD. Although shade study/analysis has been provided, shade calculations requiring 50% shade at all sidewalks and pedestrian paths, has not been provided.
<u>13. Vacation of Herbert Avenue</u>	<ul style="list-style-type: none"> • Vacation, through access to Herbert Ave in consistent with Exhibit 9: PAS Concept Plan. Through access easement provided from Herbert to 4th Ave. 	<ul style="list-style-type: none"> • Complies

This concludes the Design Review of Infill District Case # IID-19-01. I recommend Approval contingent upon the provision of the following items:

1. Provide Shade Calculations demonstrating compliance with the requirements outlined in the PAD.
2. The applicant shall provide information regarding "Rainwater runoff." This item has been identified on the Table of Contents under the responses to the Design Review Committee, without reference to a response in the document.

The following are noted minor discrepancies that shall be addressed in accordance with the DP review comments.

3. Provide updated calculations for the Parking requirements in accordance with DP review comments.
4. Provide Open Space calculation required per the PAD demonstrating compliance with PAD requirements.



Richard Fe Tom, AIA
Design Professional Reviewer